



South Troy Brownfields Pilot Program

Memorandum

To: Brownfields Task Force

From: Brownfields Consultant Team

Re: Task Force Meeting Three - December 11, 2002

Date: November 26, 2002

The next Task Force Meeting will be December 11, 2002 at 6:00 PM at Troy City Hall in the Third Floor conference room.

The goal of this meeting is to discuss any final changes to the criteria and discuss the relative weights of the criteria.

Attached you will find three things:

- (1) A revised draft of the criteria. We presented these criteria at the public meeting on November 20th.
- (2) A 'criteria weighting' worksheet. You don't need to fill this out before the meeting, but you may want to start thinking about it.
- (3) Notes from the second Task Force meeting describing what happened and what changes were made to the criteria.

Before the December 11th meeting, please review the revised draft criteria and begin thinking through the 'criteria weighting' sheet. At the meeting, the Task Force will have the opportunity to discuss the criteria and the weightings. After the discussion, you will be asked to finalize your weighting sheet and submit it.

If you cannot attend the Task Force meeting, please fax your criteria weighting sheet, and any comments you have regarding the criteria to Fred Ring at 270-4642.

If you have questions please contact Fred Ring at 270-4577.



South Troy Brownfields Pilot Program Criteria Handout November 20, 2002

These criteria will be used to develop a preliminary ranking for each of the sites in the South Troy Brownfields study area. Based on this ranking, eight sites will be selected for further review. The eight sites will be presented to the public in January 2003. Ultimately, three of the eight sites will be selected for environmental testing.

Public/Greenspace Criteria (was F)

- One fifth of the EPA funds must be used for green space, so only sites that score well on this criteria can be considered for that portion of the funds.
- - Is the site appropriate for use as a public or green space?
 - Was it identified as a public or greenspace in previous planning?
 - Has it been identified by residents for a greenspace or public use?
 - Is it appropriately located to be a community gathering place?

Real Estate Criteria

- **Property Size (was C)**
 - *Sites that are large enough to be considered redevelopable*
 - How many acres is the site? (Sites more than ten acres receive most points)
 - Can a number of smaller sites be combined to form a developable parcel?
 - What is the physical configuration of the parcel?
 - Does it have adequate transportation access?
- **Remediation Level (was G)**
 - *Sites that are believed to require extensive clean-up*
 - How was the site ranked in Phase I assessment (Low, Medium, High)?
 - How extensive are proposed clean up plans for sites where assessment has already occurred?
- **Projected Cost (was J)**
 - *Sites that can be expected to have a low clean-up cost*
 - What estimated clean up cost from the Phase I study?
 - Other cost estimates provided by owner?
- **Development Potential (was L)**
 - *Sites that have a high potential for redevelopment*
 - Is the site for sale or lease?
 - Has there been expressed market interest in the site?
 - Is the site physically ready for redevelopment?
 - Is the site well located?
 - Does it have favorable topography/are its soils buildable?
 - Does it have adequate infrastructure including transportation access?

Local Desires Criteria

Resident Priority (was D)

Sites that have been identified as important by neighborhood residents, groups, or leaders

- Was the site identified in previous planning as important to residents?
- Was the site mentioned by residents in a public meeting?
- Was the site identified by Neighborhood Associations when contacted?

Residential Impact (was E)

Sites that currently have a negative impact on residential areas

- How close is the site to a residential area?
- Does it create dust, noise, vibration or other impacts that negatively impact a residential area?
- Does it create excessive traffic?

Consistency with Future Land Use Plan (was K)

Sites that are currently being used in a way that is inconsistent with future land use plans

- Is current use allowed under proposed new zoning for South Troy?
- How inconsistent is the existing use?
- Is the site identified as a critical parcel for redevelopment in the previous planning?

Local Conditions Criteria

Other Resources (was A)

Sites that aren't already being assessed and don't have access to funding for assessment:

- Is site under consent order with DEC or in Voluntary clean up program?
- Is the property going to be assessed as part of the Road or Trail development projects?
- Does owner have financial resources to bear cost of assessment?

Owner Willingness (was B)

Sites that have owners who are willing to participate in the process

- Has owner cooperated with the Phase I assessment?
- Is the site municipally owned?
- Is owner generally cooperative with the City?
- Has the owner expressed interest or willingness to cooperate?

Impact on the River (was H)

Sites that currently have a negative impact on the River

- How close is the site to the river?
- How dense is the development pattern on the site?
- How much paving is on the site which effects runoff of stormwater?
- Are there other water bodies on or adjacent to the site?
- Is the site impacted by non-point source pollution?

Visual Impact (was I)

Sites that currently have a negative visual impact on the City

- Is the site located at a gateway or prominent location?
- Are buildings or structures on the property deteriorated?
- Will remediation or reuse of the site improve visual qualities of the area?

Protection of Historic and Other Resources (new)

Sites that may face serious deterioration or loss if nothing is done

- Are there historic resources on the site that are threatened?
- Are there archeological resources on the site that are threatened?
- Would nearby sites or resources be affected by the sites further deterioration?
- Are there other facilities (rail spur, equipment, bulkhead) that would be lost if remediation does not take place?



South Troy Brownfield Pilot Program Task Force Criteria Weighting Worksheet Task Force Meeting Three - December 11, 2002

- ➡ You do not need to fill this out before the meeting.
There will be time to fill this out during the meeting.

Name: _____

Criteria Weights

Please distribute 100 points among the twelve criteria. Give the most points to the criteria you think are the most important and give the least points to the criteria you think are the least important. You can give any number of points you want to each criteria. If there are criteria that you think are not important at all, you can give them zero points. The points should total 100.

For example, if you feel that 'Property Size' is very important, you could give it 25 points. If you feel that 'Consistency with Future Land Use Plan' is not at all important, you could give it zero points. You would then have 75 points left to distribute among the other ten criteria.

Real Estate Criteria	<input checked="" type="checkbox"/>
Property Size	
Remediation Level	
Projected Cost	
Development Potential	
Local Desires	<input checked="" type="checkbox"/>
Resident Priority	
Residential Impact	
Consistency with Future Land Use Plan	
Local Conditions	<input checked="" type="checkbox"/>
Other Resources	
Owner Willingness	
Impact on the River	
Visual Impact	
Protection of Resources	
Total:	100

Comments:

If you would like to share written comments about the criteria, or the points you've assigned to them, include them on the back of this sheet, or on a separate page.